



**NOTICE OF A MEETING OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD
January 24, 2018 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, January 24, 2018, starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting in the Vineyard City Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

Agenda

1. CONSENT AGENDA:

- a) Approval of the January 10, 2017 RDA Meeting Minutes

2. BUSINESS ITEMS:

2.1 DISCUSSION – The Forge Parking Structure

City Manager/Finance Director Jacob McHargue will introduce Cottonwood Partners, who is requesting that the RDA participate in funding the building of a 783 stall, 5 level, 300,000 square foot parking structure on lot 7 of The Forge at Geneva development.

3. ADJOURNMENT

RDA meetings are scheduled as needed.

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours before the meeting by calling (801) 226-1929.

I the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Hall, the Vineyard city offices, the Vineyard city website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: January 23, 2018

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER

VINEYARD RDA DEVELOPMENT INCENTIVE APPLICATION

1. Applicant Organization: **Cottonwood Geneva LLC**
Address: **2750 E. Cottonwood Parkway, Suite 560**
City/State/Zip: **Cottonwood Heights, UT 84121**
Contact Person: **Jeff Gochmour**
Phone/Fax/Email: **801-365-6210/801-365-6201**
jgochmour@cottonwoodpartners.com
Is Applicant Property Owner: **Yes**
2. Describe type of project being proposed.
 - **The project is a 783 stall, 5 level, 300,000 square foot parking structure. It is to be constructed on Lot 7 of the Forge at Geneva (Exhibit 1). Lot 7 contains 7.27 acres of land and is planned to accommodate 285,000-325,000 square feet of development, not including the parking structure. The parking structure will satisfy the parking needs for this development density. The cost estimate is attached and includes a summary of total project costs (Exhibit 2) along with a detailed breakdown of construction costs prepared by Big-D Construction (Exhibit 3).**
3. Contribution of the Applicant:
 - Total Estimate Cost of the project: **\$17,655,000**
 - Contribution/Investment of Applicant: **\$2,055,000**
 - Other sources of funding: **TBD**
 - Assistance requested from the RDA: **TBD ***
 - Total Funding: **\$17,655,000**

*** We understand the RDA does not have the capacity to fund the entire balance up front, but recognize the RDA has various sources of funds that could be used to support this project. All, or a portion of the project, could be funded through a reimbursement agreement, returning to us 70% of the property tax increment generated by the project.**
4. Describe the ability of the site to be developed without assistance.
 - **Lot 7 could be developed without assistance at a significantly reduced density. For example, a 125,000 square foot office building would require the entire site, outside the footprint of the building, to be developed as a surface parking lot to accommodate the parking needs of the building. This would cut potential project density in half and would be inconsistent with the zoning of The Forge Mixed Use District.**

5. Describe the reasonable justification for the need of public investment in this project

- **The vision for The Forge is a dense, pedestrian friendly mixed-use project that is active and vibrant day and night. It is a planned urban project in a suburban setting. Dense development requires parking structures to accommodate tenant parking demands and these structures are significantly more expensive than large, paved surface parking lots. To compete for office tenants, we must offer rents that are competitive with projects existing or underway in Draper, Lehi, Pleasant Grove and Orem. Most of these projects meet their tenants parking demands by building expansive surface parking lots. We are targeting full service rents of \$27-28 per square foot which is equivalent to competing projects in southern Salt Lake County and northern Utah County. If we pay for a parking structure, our rents will be \$4.00-\$5.00 higher than our competition, rendering an office development unfeasible. We need to be competitive with the market today which is why we are requesting assistance from the RDA, but we believe rental rates at the Forge will become the highest in the valley once it is established and our reliance on the RDA will diminish.**

6. Describe the land area which will be benefitted from the proposed project and the impact to future development.

- **The site is 7.27 acres. The successful development of Lot 7 will allow adjacent lots to develop more quickly.**

7. Describe the impact this project will have on new jobs, or the quality of existing jobs (number and average salary)

- **The following are new jobs estimates:**
 - **Office (185,000 SF) 750-1,000**
 - **Hotel (110,000 SF) 30-40**
 - **Other (25,000 SF) 20-30**
- **Construction jobs will be created during the construction period, but these will be temporary jobs.**

8. Attach a chart which describes the proposed timeline of the project, including expected dates for start and completion

- **A project timeline is attached (Exhibit 4).**

9. Will the RDA own any of the infrastructure related to this project? If so, describe/elaborate.

- **Ownership of the parking structure will be dependent on the type of financing selected.**

10. How much taxable value will your project add to the tax rolls? (Indicate whether your estimate is above the existing taxable value. Also, provide supporting detail for how the estimate was derived).

- **The estimated taxable value upon completion, based on the cost of construction, will be approximately \$81 million broken down as follows: \$45 million for 185,000 square feet of rentable office space; \$13 million for a 100-room hotel; \$5 million for 25,000 square feet of other development; and \$18 million for the parking structure. This is above the existing tax value today, which is based on land only.**

FORGE PARKING STRUCTURE
COST ESTIMATE SUMMARY
1/16/2018

Square Feet	300,305	
Levels	5.0	
Stalls	783	
Estimated Construction Time (Months)	12-14	
	Total	Per Stall
Land [86,100 SF or 2.0 Acres at \$15.00/SF] *	1,290,000	1,648
Construction Costs	14,900,000	19,029
Architectural and Engineering Design	400,000	511
Development Fee (5%)	765,000	977
Soft Cost Contingency	300,000	383
GROSS TOTAL	17,655,000	22,548
Less:		
Land Contribution	(1,290,000)	(1,648)
Development Fee Contribution	(765,000)	(977)
NET TOTAL	15,600,000	19,923
GROSS Cost per SF		58.79
GROSS Cost per Stall		22,548
NET Cost per SF		51.95
NET Cost per Stall		19,923
* value to be confirmed		
file: Forge Parking Structure Costs - Big-D Estimate - Venyard RDA 1-15-18		

FORGE PARKING STRUCTURE
DETAILED COST ESTIMATE
ADDED COSTS
1/15/2018

Square Feet	300,305
Levels	5.0
Stalls	783
Estimated Construction Time (Months)	12-14
Modified (Banded) 2-Way Slab Structure	
CONSTRUCTION COSTS	
Site Work	963,144
Foundations	932,670
Substructure	437,239
Superstructure	7,046,416
Exterior Closure	708,525
Corten Metal Screen	140,608
Solar Array - South Elevation	90,571
Roofing	37,400
Interior Construction	171,338
Conveying	385,000
Fire Protection	54,055
Plumbing	180,183
Mechanical	20,000
Electrical	445,427
Staffing	311,173
Site Requirements	158,301
Weather Conditions	275,706
Contingency (10%)	1,235,776
Sub-Total	13,593,532
CONTRACTOR COSTS	
General Liability	104,309
Builder's Risk	15,646
Preconstruction Contingency	325,965
Construction Contingency	325,965
Warranty Reserve	13,039
General Contractor Fee	521,544
Sub-Total	1,306,468
TOTAL PROJECT COST	
	14,900,000
<p>* Quote prepared by Big-D Construction - January 5 2018</p> <p>file: Forge Parking Structure Costs - Big-D Estimate - Venyard RDA 1-15-18</p>	

The Forge at Geneva - Phase I Design and Construction Schedule																									1/16/2018
Year	2018												2019												
Month	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NOTES
FORGE I OFFICE BUILDING - 65,000 SF																									
Engineering, Design and Approvals																									5 Months
Construction																									12-14 Months
FORGE PARKING STRUCTURE - LOT 7																									
Engineering, Design and Approvals																									5 Months
Construction																									12-14 Months
FORGE HOME 2 SUITES																									
Engineering Design and Approvals																									5 Months
Construction																									12 Months